

107-072

SPECIAL ASSIGNMENT

8.30 o'clock P. M.

Tuesday, July 1, 1924 ~~191~~



CITY OF
CAMBRIDGE

MASSACHUSETTS

PUBLIC NOTICE

OFFICE OF THE CITY CLERK

NOTICE IS HEREBY GIVEN that a Public Hearing will be given on Tuesday evening, July 1, 1924, at 8.30 o'clock to consider the advisability of the sale of the City Home land and buildings on Tannery Street, North Cambridge, to the Boston Elevated Railway Company.

All persons interested in the matter may appear at this time and be heard.

By order of the City Council,

FREDERICK H. BURKE,

City Clerk.

In City Council **JUL 1 1924**

Referred to the Committee on
**PUBLIC PROPERTY AND
PUBLIC INSTITUTIONS**

Fredrick H. Banks

City Clerk

Cambridge, Mass.
June 30th, 1924

Dear Sir:

Enclosed
herewith please find
for delivery to the
presiding offices of
the Cambridge City
Council, a protest
of Cambridge Citizens
against the sale
of the Cambridge City
Home property to the
Boston Elevated R.R.
Company for a
terminal

P. I. Q.

Respectfully
submitted

To the Cambridge
City Council for
their guidance

The Citizens

Cambridge WE PROPERTY OWNERS AND CITIZENS LIVING IN THE VICINITY ADJACENT TO THE CITY HOME PROPERTY DO HEREBY PROTEST THE SALE OF SAID PROPERTY TO THE BOSTON ELEVATED RAILWAY COMPANY, FOR A CAR TERMINAL. IF A NEW CITY HOME IS CONSTRUCTED SAME CAN BE BUILT ON THE SITE OF THE PRESENT CITY HOME, INASMUCH AS THE WATER BOARD DOES NOT HEARTILY APPROVE THE USE OF THE LAND OVERLOOKING FRESH POND AND THE BOARD OF PUBLIC WELFARE CONSIDERS THAT THE LAND NEAR THE TUBERCULOSIS HOSPITAL IS NOT SUITABLE. OTHERWISE IF A DECISION IS MADE TO BUILD ELSEWHERE LET THE PRESENT CITY HOME PROPERTY BE DEVELOPED INTO HOUSE LOTS, SINCE THERE IS A SHORTAGE OF SAME IN THE PARTICULAR DISTRICT.

Florence E. Martin. 10 Gladstone St.

Charles A. Benoit 5 Gladstone St.

Joseph B. Crozier 9 Gladstone St.

Eugene Bliss 2579 Mass Ave

Harold G. Jackson 2579 Mass Ave

Sarah E. Gardner 2571 Mass Ave

John A. Gardner 2571 Mass Ave

Martin J. O'Neil 6 Foch Lane

Alfred Falcon 2561 Mass Ave. Camb.

Nicolas Falcon 2561 Mass Ave.

Henry Cornelissen 2592 Mass Ave

Marie R. Sampson, 40 Foch Street.

Maxime Sampson, 40 Foch Street.

William Reeves. 14 Foch Street

Jarvis J. Boudreau. 10 Foch St.

B. Anna Boudreau 10 Foch St.

Josephine Lafont 2568 Mass Ave

Anthony Hensler 2564 Mass Ave

Joseph Belcher

2552 Mass av

Patrick J. Larkin

2542 Mass Ave

Stephen J. Gager

2524 Mass Ave

Julia Horvut

26 Bedford St

Mary C. Igo

2575 Mass. Ave. Camb

Ethel N. Igo

2575 Mass. Ave. Camb

It is understood that the above is a list of the names of the persons who have been named in the above list.

and it is so stated.

and it is so stated.



City of Cambridge

In City Council

June 10, 1924.

ORDERED:-

That a Public Hearing be held in the Council Chamber, City Hall on the evening of June 8, 1924 at 8:30 o'clock to consider the advisability of the sale of the City Home land and buildings on Tannery Street, North Cambridge to the Boston Elevated Railway Company.

In City Council JUN 10 1924

Adopted by the affirmative vote

of 13 members.

Frederick H. B. Clark

City Clerk

City of Cambridge

In City Council June 10, 1924.

The

Committee on Public Property and Public
Institutions

to which was referred an offer ~~of \$160,000~~ from the Boston Elevated Rail-
way Company for the purchase of City land known as the Cambridge City
Home

Reports

Recommending the adoption of the
accompanying order for hearing on Tuesday, June 11, 1924 at 8:30 P. M.
in the Council Chamber, City Hall.

For the Committee.

John J. Mc Carthy

REPORT

Committee on Public Property
and Public Institutions
recommending hearing
to consider ^{sale to} ~~offer to~~ Boston
Elevated Railway Company
~~of \$1,000,000 for city land~~
known as the City Home

June 10, 1924



Overseers of the Poor

CAMBRIDGE, MASS.

OFFICE
CITY BLDG., CENTRAL SQUARE
HOURS: 8 A.M. TO 4 P.M.

To the Honorable Mayor and City Council:

The Overseers of the Public Welfare respectfully recommend that the City erect a new and modern City Home at such place on the City lands as may be selected therefor.

The present building was erected some seventy-five years ago when conditions were entirely different from what they are today. Then there were many able bodied men and women in the Home, and the farm of some thirty-three acres was successfully worked by men. Thirty years ago the annual product of the farm was valued at \$6,500. Today the limited area under cultivation is operated at a loss, as farm labor must be hired from outside. Today the residents of the home are largely the aged and the infirm. Almost half of them are in receipt of some hospital treatment, and the number of helpless incurables is increasing. There is a growing class who are able to pay their board but whose relatives and friends can not care for them outside.

The present building is not suitable for this new purpose. It is expensive to heat and operate and presents a serious fire menace. The women, many of them aged and helpless, are housed in the older part of the building, and should a serious fire occur, it would, in our opinion, necessarily result in a loss of lives.

The floors of the older part of the building are difficult to keep clean and sanitary.

The present farm, so called, contains something over one million square feet, half of which is in Cambridge and the rest in



Overseers of the Poor

CAMBRIDGE, MASS.

OFFICE
CITY BLDG., CENTRAL SQUARE
HOURS: 8 A.M. TO 4 P.M.

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Somerville. Practically all of it is smooth level land adapted for building. It is no longer useful to the City and entails an outgo rather than a revenue.

The Boston Elevated Railroad Company has intimated a willingness to purchase so much of the farm as lies in Cambridge for terminal and storage yards and if it purchases the land it will erect buildings thereon at a cost of two hundred to two hundred and fifty thousand dollars. Undoubtedly as business develops it will erect more buildings. We hear that the Company planned to expend a million dollars for a development in Arlington, which owing to opposition in that town, they are willing to transfer to Cambridge.

No plans have been prepared, or even sketched, for a new building, as such a task would require the services of an architect especially experienced in institution work, but the State House authorities estimate the cost of such a building at \$1,000. per patient. Our present population keeps pretty closely to 125. Should we build for 150 patients, the cost would thus approximate \$150,000. Adding to this the cost of quarters for superintendent, nurses and employes and the cost may run up to \$200,000.

It is easy to see that after the amount received from the sale of the land has been applied to the building, the interest and sinking fund charges on the balance to be borrowed can easily be met from the taxes to be paid on the property as developed by the railroad. In addition, there is a growing demand for residences on the Somerville



Overseers of the Poor

CAMBRIDGE, MASS.

OFFICE
CITY BLDG., CENTRAL SQUARE
HOURS: 8 A.M. TO 4 P.M.

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half of the land while a new and more sanitary structure for handling garbage could probably be erected at the quarry end of the lot, and the cost of that be covered by sales of land.

We would recommend therefore

(1) That the City enter into negotiations with the Elevated Railway for the sale of such part of the land as is needed by it, either through the instrumentality of this board or otherwise.

(2) That the City, through this board or otherwise, employ an architect experienced in institution construction to prepare suitable plans and specifications.

(3) That inasmuch as the revenue from taxes on the improved land sold will amply provide for the carrying charges on the necessary loan, the legislature be applied to for permission to borrow the money outside the debt limit.

As to the location of the new home, we would again emphasize that we no longer maintain an Almshouse in the sense in which that term was used fifty years ago. We now have a combination of an old peoples home and a hospital, largely for incurables.

We therefore feel that the City should provide as well for its almoners as private charity does in the Home for the Aged and that the new building should be treated as an adjunct of the Municipal Hospital for chronic, and convalescent cases. To that end we hope that the new building will be placed in cheerful and pleasant sur-



Overseers of the Poor

CAMBRIDGE, MASS.

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roundings and we especially recommend the high ground owned by the City overlooking Fresh Pond.

Respectfully Submitted,

J. F. Finnegan
Secretary.

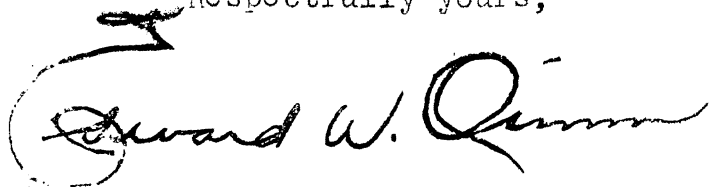
OFFICE OF THE MAYOR
CITY HALL - CAMBRIDGE

February 12, 1924.

The Honorable, the City Council:

I transmit herewith communication from the Board of Public Welfare concerning the proposed erection of a new and modern city home for the City of Cambridge.

Respectfully yours,

A handwritten signature in dark ink, reading "Edward W. Quinn". The signature is written in a cursive style with a large, stylized "Q" at the beginning. The signature is positioned above the printed name "Edward W. Quinn".

Mayor.

COMMUNICATION

from the Mayor, transmitting
one from Board of Public Welfare
concerning the erection of a new
and modern City Home for the City
of Cambridge.

In City Council **FEB 12 1924**

Referred to the Committee on
PUBLIC PROPERTY AND
PUBLIC INSTITUTIONS

Fredrick H. Banks
City Clerk.

522400 sq ft
10 p per foot

43200 Bldg
59200 Land
95400

JAMES F. JACKSON, CHAIRMAN.
WINTHROP COFFIN
STANLEY R. MILLER
J. FRANK O'HARE
SAMUEL L. POWERS

BOSTON ELEVATED RAILWAY

OFFICES OF THE
PUBLIC TRUSTEES

PARK SQUARE BUILDING

BOSTON April 25, 1924.

Hon. Edward W. Quinn,
Mayor, City of Cambridge,
City Hall, Cambridge. Mass.

Dear Mr. Mayor:

With reference to the proposed sale of the Cambridge Poor House property I reported to the Board of Trustees the substance of the recent conference at your office between the members of the Cambridge Board of Public Welfare, a Committee of the City Council and ourselves.

The Board determined that they would authorize the execution of a contract to purchase the property containing about 1, 002,000 square feet for the sum of \$160,000, the particular contract to be submitted to them for authorization before being executed, to contain in addition to customary terms as to title, etc., provisions that it should not be effective unless the zoning ordinances of the city are modified so as to permit the use of the property for the purposes desired and the street railway track locations desired in order to give access to the property are granted, and also that the other property desired in order to give a frontage upon and connection with Massachusetts Avenue can be acquired at a price they deem reasonable.

I might say that we have obtained a three months option on this other property so that the course is clear

Hon. Edward W. Quinn, (2)

for completing the transaction if the proper officials
of the city desire to do so.

Very truly yours,


General Manager.

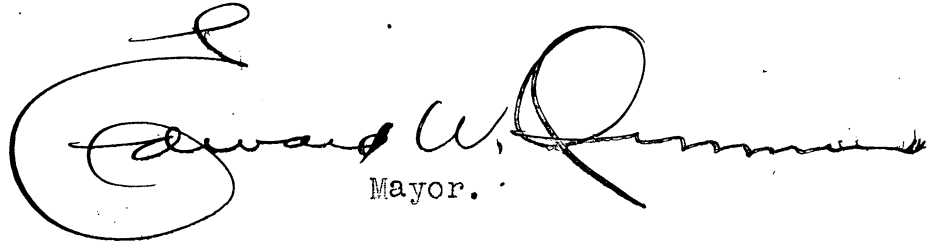
OFFICE OF THE MAYOR
CITY HALL - CAMBRIDGE

May 23, 1924.

The Honorable, the City Council:

After conference between officials of the City and of the Boston Elevated Railway, I have received communication from the latter which I inclose herewith in which they submit an offer of \$160,000 for the purchase of 1,002,000 square feet belonging to the city, known as the Cambridge City Home.

Respectfully yours,

A large, stylized handwritten signature in dark ink, appearing to read "Edward W. Quinn". The signature is written in a cursive style with a large initial "E" and a long, sweeping tail.

Mayor.

COMMUNICATION

from the Mayor, transmitting

one from *Boston Elevated Railway*

*Co. in which they submit an
offer of \$160,000 for the purchase
of 1,002,000 sq. ft. of land
belonging to the City and known
as the Cambridge City House.*

MAY 27 1924

In City Council

Referred to the Committee on

**PUBLIC PROPERTY AND
PUBLIC INSTITUTIONS**

Fredrick H. Deane

City Clerk.



City of Cambridge

In City Council

September 16, 1924.

The Committee on Public Property and Public Institutions to which was referred two communications from His Honor the Mayor; (1) a communication from the Boston Elevated Railway Company making an offer of \$160,000 for the property of the City on Tannery Street on which is located the City Home; (2) a communication from the Overseers of the Public Welfare recommending that the city erect a new and modern City Home at such place on city lands as may be selected therefor

REPORTS

That a number of conferences and public hearings have been held on these matters with opinions freely and fully expressed. They have been attended by the Mayor, members of the Committee, Overseers, and officials of the Boston Elevated Railway Company. At the public hearing widely different opinions were expressed as to the advisability of disposing of it to the Boston Elevated Railway Company at any price. The Committee has since held several meetings at which the matter has been thoroughly discussed and are of the opinion that the City Home should not be sold until a new site has been secured and recommends that the petitioners be given leave to withdraw.

On the communication relative to the erection of a new home your Committee feels that a conference should be arranged by the Board of Overseers of the Public Welfare ~~with the~~ with the Water Board and His Honor the Mayor to determine whether or not land now under the control of the Water



City of Cambridge

In City Council

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Board at Fresh Pond can be utilized as a site. No information as to the attitude of the Water Board having been received and no appropriation for building a new home having been offered by His Honor the Mayor your committee is reluctant to favor the sale of the City Home at any price and it is therefore recommended that the communication be placed on file.

For the Committee.

John J. McCarthy

Report
Committee on Public Property and
Public Institutions recommending

Leave to withdraw on offer
of Boston Elevated Railway Co.

Place on File on communication
from Board of Public Welfare

Sept. 16, 1924

Report received, and SEP 16 1924
recommendation ADOPTED.

Attest:

Richard M. Rank

City Clerk.